



Grier & Partners
— LAND AND ESTATE AGENTS —

SKOMER COTTAGE, HADLEIGH ROAD, HOLTON ST.
MARY, COLCHESTER, SUFFOLK, CO7 6NP
OFFERS IN THE REGION OF £475,000





INTRODUCTION

A beautifully presented detached three bedroom bungalow situated in a set back position within the village of Holton St Mary. The property benefits from extensive living accommodation, field views to the rear, ample off-road parking all in approximately 0.24 acre plot (sts). We highly recommend a viewing.



INFORMATION

The property originally dates from 1953. Heating is provided via an oil fired boiler to radiators throughout, Double glazed UPVC windows and doors throughout, ample off-road parking, large garden to the rear overlooking the fields behind.

SERVICES

Mains water, electric and drainage are connected to the property, heating is provided via an oil fired boiler, Superfast broadband available. EPC rating – E. Council tax band – C. Local Babergh district planning council number – 0300 123 4000.

HOLTON ST MARY

is a small village situated approximately 3 miles from East Bergholt. There is an active village Church, village hall and social club. The village falls in the catchment for East Bergholt primary and high schools, access to the A12 and Manningtree mainline station are within easy reach. Holton St Mary is within 5 miles of Flatford Mill, an area of outstanding natural beauty in the heart of Constable Country.

DIRECTIONS

coming off the A12 from Colchester, turn right onto the B1070 towards Hadleigh. Continue into Holton St Mary for half a mile where the property can be found on the left hand side shortly after the church, ample off-road parking at the property.

ACCOMMODATION OVER A SINGLE FLOOR

PORCH

7'02 x 5'07 window to the side, UPVC double glazed front door, door into the:

SHOWER ROOM

5'07 x 3'05 window to the side, radiator, full height tiled walls, shower cubicle





HALLWAY

radiator, doors to all bedrooms, bathroom, airing cupboard and into the:

SITTING ROOM

14'10 x 10'01 windows to front and side, radiator, electric feature fireplace

BEDROOM ONE

14'03 x 13'03 window to the side and rear, radiator, built in wardrobes



BEDROOM TWO

11'07 x 6'09 window to the rear, radiator, built in wardrobe

BEDROOM THREE

9'11 x 7'03 window to the front, radiator, built in wardrobe

BATHROOM

9'02 x 4'09 window to the rear, radiator, WC, bath, hand wash basin



DINING ROOM

10'02 x 10'02 window to the side, radiator, door into the:

KITCHEN/ DAY ROOM

windows to the rear, electric oven, electric induction hob with overhead extractor fan, ample cupboard storage, beautiful views overlooking the fields behind

UTILITY

6'03 x 6'04 rear door into the garden, space for fridge/ freezer, washing machine, floor and wall mounted storage cupboards

CONSERVATORY

8'00 x 10'00 glazed to three sides with double doors opening into the rear garden, light and power





OUTSIDE

To the rear the garden can be accessed via a side gate to the left side of the property. The garden is mainly laid to lawn with mature 6ft hedges marking the boundary to two sides and a 6ft fence to the side. A variety of shrubs and flowers can be found in the flowerbeds around the garden. An area of patio can be accessed via the conservatory and utility room doors providing an excellent sun trap in the south facing garden.



To the front the property is nicely set back from the road approached via a large driveway to the property providing ample off-road parking. A large area of lawn runs down the side of the driveway which is separated from the road via a brick wall. The oil tank can be found to the right hand side of the property, Access to the rear garden is via a gate to the left.









Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		